

Prepared by and return to:

Sasha Zuckerman
Shemtov Title LLC
1113 Southeast 47th Terrace
5
Cape Coral, FL 33904
(239) 703-7797
File No 24-0471-SZ

Parcel Identification No 21-10-28-2775-00050-0750

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of April, 2025 between AMH Fruitful LP, a Florida Partnership, whose post office address is 1317 Edgewater Drive, Orlando, FL 32804, of the County of Orange, State of Florida, Grantor, to Miguel Perez and Zina Perez, husband and wife, as tenants by the entirety, whose post office address is 7318 Ednitas Way, Orlando, FL 32818, of the County of Orange, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (U.S.\$15,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Flagler, Florida, to-wit:

THAT PORTION OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/4 OF SECTION 21 OF SAID TOWNSHIP 10 SOUTH, RANGE 28 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE RUN SOUTH 63 DEGREES 16' 13" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 7479.95 FEET; THENCE RUN SOUTH 63 DEGREES 18' 45" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 30.79 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE, 330.00 FEET; THENCE RUN NORTH 26 DEGREES 43' 47" EAST, 214.74 FEET; THENCE RUN NORTH 63 DEGREES 16' 13" WEST, 330.00 FEET; THENCE RUN SOUTH 26 DEGREES 43' 47" WEST, 214.98 FEET TO THE POINT OF BEGINNING.

LESS THE WESTERLY 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 750 OF UNIT V OF THE UNRECORDED PLAT OF FLAGLER ESTATES.

AND

THAT PORTION OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/4 OF SECTION 21 OF SAID TOWNSHIP 10 SOUTH, RANGE 28 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE RUN SOUTH 63 DEGREES 16' 13" EAST,

ALONG SAID NORTHERLY RIGHT OF WAY LINE, 7479.95 FEET; THENCE RUN SOUTH 63 DEGREES 18' 45" EAST; ALONG SAID NORTHERLY RIGHT OF WAY LINE, 360.79 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE, 330.00 FEET; THENCE RUN NORTH 26 DEGREES 43' 47" EAST, 214.49 FEET; THENCE RUN NORTH 63 DEGREES 16' 13" WEST, 330 FEET; THENCE RUN SOUTH 26 DEGREES 43' 47" WEST, 214.74 FEET TO THE POINT OF BEGINNING.

LESS THE EASTERLY 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 767 OF UNIT V OF THE UNRECORDED PLAT OF FLAGLER ESTATES.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

AMH Fruitful LP, a Florida Partnership

By: [Signature]
Andrew Hines, Manager of AMH FLORIDA LLC, General Partner

[Signature]
WITNESS
PRINT NAME: Jesus Prieto

2430 VANDERBILT BCH RD #108
NAPLES, FL 34109
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: Kati McBurney

2430 VANDERBILT BCH RD #108
NAPLES, FL 34109
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 15 day of April, 2025, by Andrew Hines, Manager of AMH FLORIDA LLC, General Partner of AMH Fruitful LP, () who is/are personally known to me or who has/have produced ON, CANADA DL as identification.

[Signature]
Signature of Notary Public

Kati McBurney
Print, Type/Stamp Name of Notary



KATI MCBURNEY
Commission # MH 608233
Expires October 30, 2028

Unofficial Copy